



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660014344 <b>Parcel ID</b> 000000-00-0-00549-002-0028 <b>Cadastral ID</b> 15-21-14-02450 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 137154 EDWARDS, GERALD H  9808 N 154TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09808 N 154TH E AVE <b>Subdivision</b> O'DONNELL ACRES <b>Lot/Block</b> 0028 / 0002 <b>Parcel Size</b> 2.307 - Lots <b>Sec/Twn/Rng</b> 15 / 21 / 14 / 5 <b>Neighborhood</b> 1118 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (106)\IMG_0016.JPG 9/7/2022</p>														
<b>Legal Description</b> Lat/Long: 36.29622549 -95.80272877																			
LOT 28 BLOCK 2 O'DONNELL ACRES					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0		Land Value 117,598	55,865	11%	6,145	Assessed	14,757	1,445.60										
Year Frozen	2013		Improvements 164,806	78,292		8,612	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 282,404	134,157		14,757	Total Taxable	13,757	1,348.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660014344	EDWARDS, GERALD H			3	280,478	1000	13,757	1,348.00										
2024	2024-660014344	EDWARDS, GERALD H			3	289,630	1000	13,757	1,322.00										
2023	2023-660014344	EDWARDS, GERALD H			3	216,643	1000	13,758	1,289.00										
2022	2022-660014344	EDWARDS, GERALD H			3	191,691	1000	13,757	1,348.00										
2021	2021-660014344	EDWARDS, GERALD H			3	210,015	1000	13,758	1,331.00										
2020	2020-660014344	EDWARDS, GERALD H			3	206,791	1000	13,758	1,329.00										
2019	2019-660014344	EDWARDS, GERALD H			3	201,044	1000	13,757	1,330.00										
2018	2018-660014344	EDWARDS, GERALD H			3	209,394	1000	13,757	1,281.00										
2017	2017-660014344	EDWARDS, GERALD H			3	207,276	1000	13,757	1,294.00										
2016	2016-660014344	EDWARDS, GERALD H			3	202,712	1000	13,757	1,295.00										
2015	2015-660014344	EDWARDS, GERALD H			3	197,306	1000	13,757	1,305.00										
2014	2014-660014344	EDWARDS, GERALD H			3	200,818	1000	13,757	1,317.00										
2013	2013-660014344	EDWARDS, GERALD H			3	188,768	1000	13,757	1,289.00										



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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	2.3104	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	100,640.00 x 1.17 = 117,598	
Factor Value		
Adjustments	1.0000	
Lot Value	117,598	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Two Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,413 / 2,374
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,413
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	246,214	103.71	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	288,160 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,421		
Lot Value	117,598		
Indicated Value	273,019	115.00	Per SqFt
Agland Value			
Site Improvements	9,385		
Total Value	282,404	118.96	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.75	Total Misc Impr	+	16,222			
Roofing Adj	+ 2.95	Garage Cost	+	16,086			
Subfloor Adj	+ -1.44	Total RCN	=	292,855			
Heat/Cool Adj	+ 12.64	Depreciation ( 49%)	-	143,499			
Plumbing Adj	+ 4.85	Lump Sums	+	6,065			
Basement Adj	+ 0.00	RCNLD	=	155,421			
Adj Base Cost	= 109.75	Lot Value	+	117,598			
Total Area	x 2,374	Indicated Value	=	273,019			
Adjusted Cost	= 260,547	Value Per SqFt		115.00			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	34437	19x8		152	26.45		4,020
PRCH	SLAB PORCH - COVERED	34438	28x9		252	26.14		6,587
BALW	BALCONY - WOOD	34439	216		216	28.08		6,065



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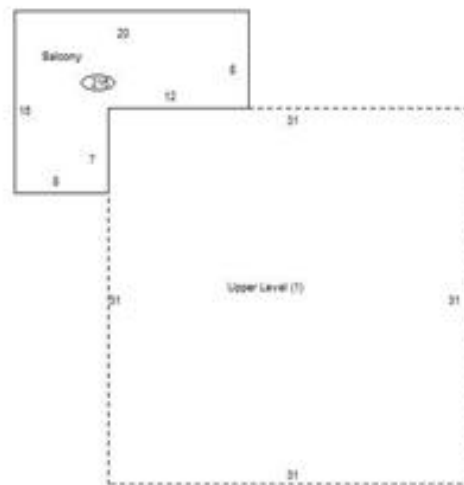
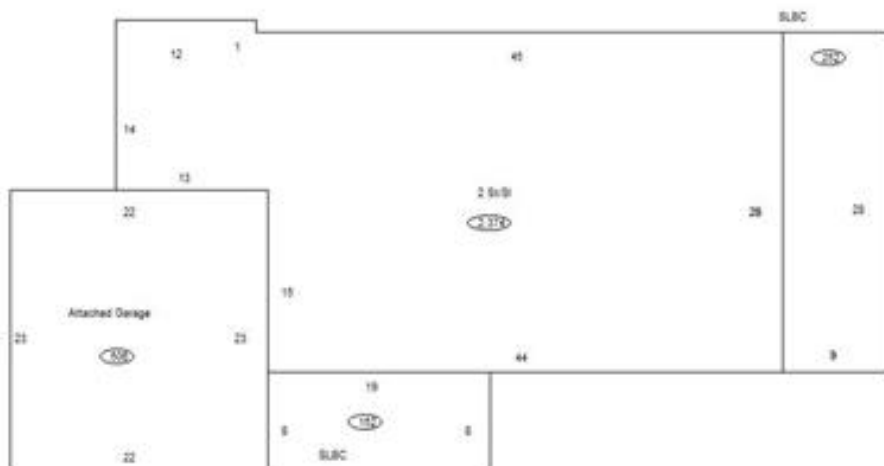
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	1,413	1.680	2,374
2	G	1		10	Attached Garage	506	1.000	506
3	M	PRCH		10	SLBC	152	1.000	152
4	M	PRCH		10	SLBC	252	1.000	252
5	M	BALW		10	Balcony	216	1.000	216
6	U	^UL		10	Upper Level (1)	961	1.000	961
<b>Total Building Area</b>						<b>1,413</b>		<b>2,374</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,248
	Qual 2	Cond 3	Year 1993	Eff Age	25	
	<b>Valuation Summary</b> Base Cost (16.00 x 1,248) 19,968		<b>Modifier Total</b>	<b>RCN</b> 19,968	<b>Depr (53% Phys/ % Func)</b> 10,583	<b>RCNLD</b> 9,385
	CP	CARPORT DIRT	20x20x0			400
	Qual 1	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (3.50 x 400) 1,400		<b>Modifier Total</b>	<b>RCN</b> 1,400	<b>Depr (100% Phys/ % Func)</b> 1,400	<b>RCNLD</b>